

**Grantee: Fort Lauderdale, FL**

**Grant: B-11-MN-12-0007**

**April 1, 2011 thru June 30, 2011 Performance Report**

**Grant Number:**

B-11-MN-12-0007

**Obligation Date:****Grantee Name:**

Fort Lauderdale, FL

**Award Date:****Grant Amount:**

\$2,145,921.00

**Contract End Date:**

03/10/2014

**Grant Status:**

Active

**Review by HUD:**

Submitted - Await for Review

**QPR Contact:**

No QPR Contact Found

**Disasters:****Declaration Number**

NSP

**Narratives****Summary of Distribution and Uses of NSP Funds:**

1. Acquire and Rehabilitate a minimum of Ten (10) Single Family Homes and provide second mortgages &dash \$1,656,736.80
2. Project Delivery (such as property inspections and rehabilitation work write-ups) &dash \$60,000.00
3. Demolition &dash \$214,592.10
4. NSP 3 Administration &dash \$214,592.10

**How Fund Use Addresses Market Conditions:**

Funds will be used in these areas in two major ways:

One, to stop further decline in otherwise stable neighborhoods by purchasing, rehabilitating and demolishing properties in very serious disrepair. This will eliminate the opportunity for the neighborhoods to continue to decline. Two, this approach will turn around neighborhoods experiencing more serious decline by targeting multiple properties in very small neighborhood areas.

**Ensuring Continued Affordability:**

The City of Fort Lauderdale will require all recipients of NSP 3 funding to execute a mortgage and promissory note. These documents will be recorded in the Public Records and are enforceable mechanisms to ensure continued affordability. The period of affordability for NSP3 is fifteen (15) years.

**Definition of Blighted Structure:**

For the purposes of NSP3, a blighted structure has the same definition of the criteria for slum and blight in Florida Statutes Chapter 163.340, which states the following:

1. Building deterioration
2. Site deterioration or site deficiencies
3. Unsanitary and unsafe conditions and incompatible areas
4. Six or more ownership parcels per block
5. Buildings greater than 40 year of age
6. Presence of closed/vacant buildings
7. Presence of vacant lots
8. Buildings in violation of property maintenance code violations
9. Presence of buildings scheduled for demolition

**Definition of Affordable Rents:**

Affordable rents are defined as a rental rate at or below thirty percent (30%) of a family's gross income. All rental activities will remain affordable to income eligible families for a period no less than fifteen (15) years.

**Housing Rehabilitation/New Construction Standards:**

**NSP3 REHABILITATION STANDARDS**

All rehabilitated units must meet the minimum standards of the existing Florida Building Code, the Housing and Community Development Division’s Property Rehabilitation Standards, the HUD Section 8 Existing Minimum Housing Quality Standard, and the Cost Effective Energy Conservation Standard.  
Cost Effective Energy Conservation  
General replacement of the interior of a building shall meet the standard for Energy Star Qualified New Homes. Other rehabilitation must meet these standards to the extent applicable to the work undertaken, e.g., replace older obsolete products and appliances with Energy Star labeled products. Water efficient toilets, showers, and faucets must be installed.

**Vicinity Hiring:**

Preference will be given to the greatest extent feasible toward vicinity hiring and the NSP3 contracts will contain specific language that will require developers to hire, certify and report all efforts undertaken including those of their subcontractors or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects in accordance with the City’s Section 3 Policy.

**Procedures for Preferences for Affordable Rental Dev.:**

The City Commission of the City of Fort Lauderdale elected not to undertake any rental activities.

**Grantee Contact Information:**

NSP3 Program Administrator Contact Information  
Name (Last, First) McDowell, Diana  
Email Address dmcdowell@fortlauderdale.gov  
Phone Number 954-828-4527  
Mailing Address 1409 NW 6th Street, Fort Lauderdale, FL 33301

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,145,921.00
Total CDBG Program Funds Budgeted	N/A	\$2,145,921.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$321,888.15	\$0.00
Limit on Admin/Planning	\$214,592.10	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$214,592.10	\$214,592.10

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$536,480.25	\$661,480.25

## Overall Progress Narrative:

The NSP3 program is not yet underway - there has been no activity to report during this quarter.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Program Administration	\$0.00	\$214,592.10	\$0.00
0002, Single Family Foreclosure Acquisition, Rehabilitation and	\$0.00	\$1,216,736.80	\$0.00
0003, Down Payment Assistance	\$0.00	\$500,000.00	\$0.00
0004, Demolition	\$0.00	\$214,592.10	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>0001</b>
<b>Activity Title:</b>	<b>Program Administration</b>

**Activity Category:**

Administration

**Project Number:**

0001

**Projected Start Date:**

07/01/2011

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Fort Lauderdale

**Overall**
**Apr 1 thru Jun 30, 2011**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$214,592.10
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$214,592.10
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Fort Lauderdale	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Program Administration

**Location Description:**

City of Fort Lauderdale, Housing & Community Development Division, 1409 NW 6th Street, Fort Lauderdale, FL 33311

**Activity Progress Narrative:**

The NSP3 program is not yet underway - there has been no activity to report during this quarter.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>0002</b>
<b>Activity Title:</b>	<b>Acquisition, Rehabilitation and Resale</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0002

**Projected Start Date:**

08/01/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

Single Family Foreclosure Acquisition, Rehabilitation and

**Projected End Date:**

03/10/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Fort Lauderdale

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$536,480.25
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$536,480.25
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Fort Lauderdale	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition and rehabilitation of foreclosed, vacant and abandoned homes in the selected target areas.

**Location Description:**

The NSP3 activity locations will be focused in two (2) neighborhoods in the City of Fort Lauderdale, Twin Lakes North and Durrs. These areas were reviewed and approved by the City Commission. Both neighborhoods are within census tract areas with Need Scores of 20 as identified by HUD's NSP3 Mapping tool target area calculations.

**Activity Progress Narrative:**

The NSP3 program is not yet underway - there has been no activity to report during this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/4
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/4
<b># of Singlefamily Units</b>	0	0/4

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/4	0/0	0/4	0
# Owner Households	0	0	0	0/4	0/0	0/4	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>0003</b>
<b>Activity Title:</b>	<b>Down Payment Assistance</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0003

**Projected Start Date:**

09/01/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Down Payment Assistance

**Projected End Date:**

03/10/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Fort Lauderdale

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$375,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$375,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Fort Lauderdale	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Down payment assistance towards the purchase of foreclosed, vacant and abandoned homes in the selected target areas. This activity is for LMMI households.

**Location Description:**

The NSP3 activity locations will be focused in two (2) neighborhoods in the City of Fort Lauderdale, Twin Lakes North and Durrs. These areas were reviewed and approved by the City Commission. Both neighborhoods are within census tract areas with Need Scores of 20 as identified by HUD's NSP3 Mapping tool target area calculations.

**Activity Progress Narrative:**

The NSP3 program is not yet underway - there has been no activity to report during this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/6
<b># of Singlefamily Units</b>	0	0/6

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/6	0/6	0
# Owner Households	0	0	0	0/0	0/6	0/6	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>0004</b>
<b>Activity Title:</b>	<b>Demolition</b>

**Activity Category:**

Clearance and Demolition

**Project Number:**

0004

**Projected Start Date:**

10/01/2011

**Benefit Type:**

Area Benefit (Census)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Demolition

**Projected End Date:**

03/10/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Fort Lauderdale

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$214,592.10
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$214,592.10
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Fort Lauderdale	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Demolition of blighted structures in the selected target area (Durrs).

**Location Description:**

This activity will be undertaken in one location, New River Condominiums (540 NW 24th Ave, Fort Lauderdale, FL 33311) located near downtown Fort Lauderdale. The units are located within a census tract area with a Need Score of 20 as identified using HUD NSP3 Mapping Tool Target Area data calculations.

**Activity Progress Narrative:**

The NSP3 program is not yet underway - there has been no activity to report during this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/58
<b># of Multifamily Units</b>	0	0/58

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>0005</b>
<b>Activity Title:</b>	<b>Acquisition Rehabilitation and Resale (LMMI)</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0002

**Projected Start Date:**

09/01/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Single Family Foreclosure Acquisition, Rehabilitation and

**Projected End Date:**

03/10/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Fort Lauderdale

**Overall**
**Apr 1 thru Jun 30, 2011**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$680,256.55
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$680,256.55
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Fort Lauderdale	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition and rehabilitation of foreclosed, vacant and abandoned homes in the selected target areas.

**Location Description:**

The NSP3 activity locations will be focused in two (2) neighborhoods in the City of Fort Lauderdale, Twin Lakes North and Durrs. These areas were reviewed and approved by the City Commission. Both neighborhoods are within census tract areas with Need Scores of 20 as identified by HUD's NSP3 Mapping tool target area calculations.

**Activity Progress Narrative:**

The NSP3 program is not yet underway - there has been no activity to report during this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/6
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/6
<b># of Singlefamily Units</b>	0	0/6

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/6	0/6	0
# Owner Households	0	0	0	0/0	0/6	0/6	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>0006</b>
<b>Activity Title:</b>	<b>Down Payment Assistance</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0003

**Projected Start Date:**

09/01/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

Down Payment Assistance

**Projected End Date:**

03/10/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Fort Lauderdale

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$125,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$125,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Fort Lauderdale	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Down payment assistance towards the purchase of foreclosed, vacant and abandoned homes in the selected target areas. This activity is for very-low income households (25% set-aside).

**Location Description:**

The NSP3 activity locations will be focused in two (2) neighborhoods in the City of Fort Lauderdale, Twin Lakes North and Durrs. These areas were reviewed and approved by the City Commission. Both neighborhoods are within census tract areas with Need Scores of 20 as identified by HUD's NSP3 Mapping tool target area calculations.

**Activity Progress Narrative:**

The NSP3 program is not yet underway - there has been no activity to report during this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/4
<b># of Singlefamily Units</b>	0	0/4

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/4	0/0	0/4	0
# Owner Households	0	0	0	0/4	0/0	0/4	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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